



EXISTING SITE DATA:

PRESENT USE:	USED CAR AUTO DEALER
EXISTING ZONING:	GC
GROSS SITE AREA:	PARCEL 119887-180 IS 0.91 ACRES (39,520 SF) ACCORDING TO CLARK COUNTY GIS, 0.89 ACRES (38,650 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC. SEPT., 2009.
TRANSIT ROUTES & STOPS:	THERE ARE NO TRANSIT ROUTES OR STOPS WITHIN 600 FEET OF THE SUBJECT PARCEL.

PROPOSED SITE DATA:

PROPOSED USE:	OFFICE/AUTO SALE DISPLAY BUILDING
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	AS SHOWN
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN
PROPOSED LOADING ZONES:	NONE REQUIRED OR PROPOSED
PROPOSED SEPTIC SYSTEMS:	EXISTING SYSTEM TO REMAIN
PROPOSED OPEN SPACE/PARK:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED
PROPOSED LIGHTING:	AS SHOWN
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE PRELIMINARY LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN

THE FULL-WIDTH PAVED SECTION OF NE 72ND AVENUE 500' NORTH OF THE SITE IS 56'.
THE FULL-WIDTH PAVED SECTION OF NE 72ND AVENUE 500' SOUTH OF THE SITE IS 58'.

SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS. REFER TO TRAFFIC STUDY FOR MORE INFORMATION.

PARKING CALCULATIONS

PARKING REQUIRED

5,350 SF OFFICE/AUTO SALE DISPLAY BUILDING	
5,350 SF / 1,000 SF (1 STALL PER 1,000 SF) = 6 STALLS	
9,380 SF AUTO SALE DISPLAY AREA	
9,380 SF / 2,500 SF (1 STALL PER 2,500 SF) = 4 STALLS	
TOTAL REQUIRED PARKING = 10 STALLS	

PARKING PROVIDED

12 STANDARD STALLS, INCLUDING 1 ADA STALL	
3 COMPACT STALLS	

NOTE - ALL PARKING STALLS HAVE A 3-FOOT CONCRETE/LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE.
LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY 3 FEET TO COMPENSATE.

SOLID WASTE AND RECYCLING CALCULATIONS

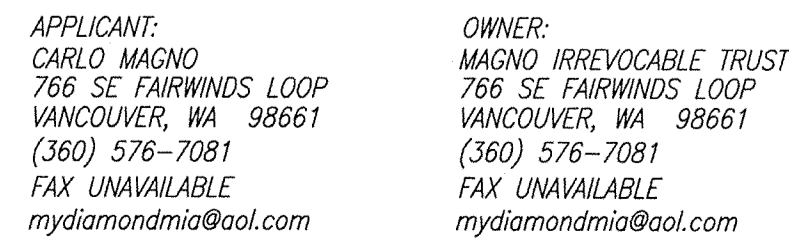
AREA REQUIRED	$10 \text{ SF} + (4 \times [5,350/1,000]) = 32 \text{ SF}$
AREA PROPOSED	64 SF

SITE PLAN CALCULATIONS

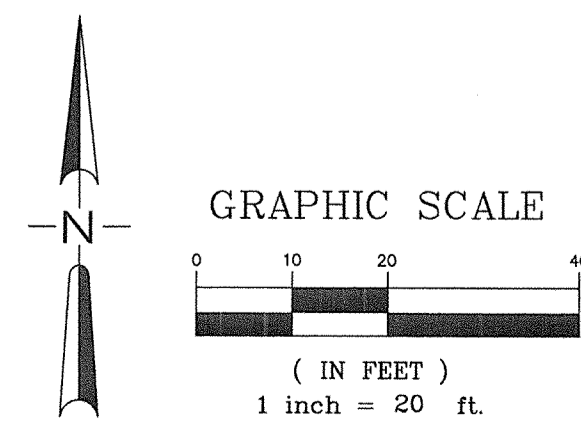
TOTAL SITE AREA	37,159 SF (AFTER R.O.W. DEDICATION ALONG NE 72ND AVENUE)
BUILDING AREA	5,350 SF (14.4%)
LANDSCAPE AREA	10,408 SF (23%)
PAVED AREA	22,429 SF (49.5%)

PROPOSED BUILDING	
LANDSCAPE BUFFER LINE	
PROPOSED EASEMENT	
PROPOSED FENCE	
PHOTOMETRIC LINE	
PARKING LOT CURB	
PARKING LOT STRIPING	
PROPERTY LINE	
ASPHALT ROAD/STREET/DRIVEWAY	
ROAD CENTERLINE	
PROPOSED RIGHT-OF-WAY	
SIGHT DISTANCE	
SIDEWALK/CONC. PAD/TRAIL	
TRASH ENCLOSURE	
ADJACENT TAXLOT	
PROPOSED LIGHT	
1 FOOTCANDLE PHOTOMETRIC LINE	

BASE SITE PLAN LAYOUT, INCLUDING THE BUILDING FOOTPRINT AND LOCATION, PARKING LAYOUT, ETC. WAS PROVIDED BY ARCHITECTS ASSOCIATIVE.



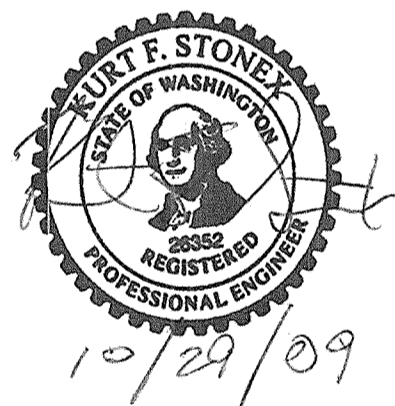
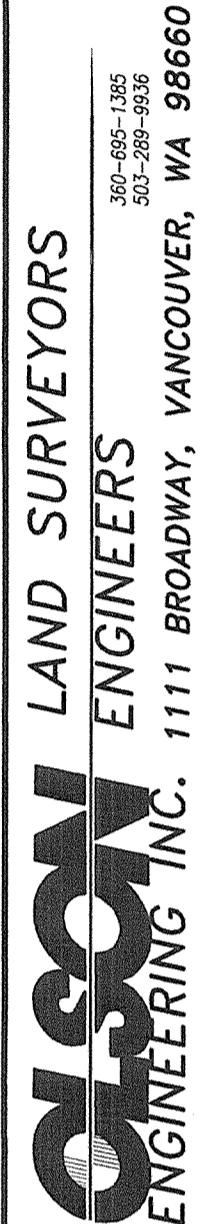
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PLOT: consultant3.ctb
FILE: j:/data/8000/8100/8100/8104/8104.p.siteplan.prelim.dwg

PRELIMINARY SITE AND LIGHTING PLAN FOR:

MANOR HIGHWAY AUTO SALES

[illegible]

DESIGNED: AA
DRAWN: AA/MRO
CHECKED: KFS
DATE: NOVEMBER 2009
SCALE: H: 1" = 20'
V:
COPYRIGHT 2009, OLSON ENGINEERING, INC.
MANOR HIGHWAY AUTO SALES

JOB NO. 8104.01.01

SHEET
SP1 of 1